

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 CHRISTIE AVENUE MILL PARK VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Mill Park

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 EMMERSON COURT MILL PARK VIC 3082	\$710,000	30-Apr-25
55 PINDARI AVENUE MILL PARK VIC 3082	\$715,000	07-Jun-25
31 BLAMEY AVENUE MILL PARK VIC 3082	\$735,000	22-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 September 2025

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**3 EMMERSON COURT MILL PARK
VIC 3082**

 3  1  2

Sold Price

\$710,000

Sold Date

30-Apr-25

Distance

1km



**55 PINDARI AVENUE MILL PARK
VIC 3082**

 3  1  2

Sold Price

\$715,000

Sold Date

07-Jun-25

Distance

1.86km



**31 BLAMEY AVENUE MILL PARK
VIC 3082**

 3  1  2

Sold Price

\$735,000

Sold Date

22-May-25

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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